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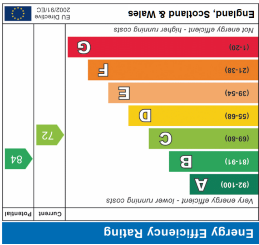
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Peter Lane & Partners

EST 1996

Town & Country



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## 84 High Street, Warboys PE28 2TA

Offers in Excess of £650,000

- Individual Non Estate Detached Home
- Four Double Bedrooms
- Beautiful Open Plan Kitchen/Family Room
- Detached Outbuilding
- Excellent Rear Garden
- Walking Distance Of Local Amenities

- Largely Extended And Vastly Improved
- Two En Suite Shower Rooms
- Large Living Room With Wood Burning Stove
- Ample Parking Provision
- Further Development Potential (stpp)
- Central Village Location

### Composite Double Glazed Door To

#### Entrance Porch

6' 1" x 3' 11" (1.85m x 1.19m)

Double glazed window to side aspect, coving to ceiling, recessed down lighters, tiled flooring, Oak door with glazed inserts to

#### Reception Hall

Double glazed window to front aspect, coving to ceiling, recessed down lighters, stairs to first floor, central heating thermostat, tiled flooring, radiator, airing cupboard housing hot water cylinder.

#### Cloakroom

8' 0" x 6' 1" (2.44m x 1.85m)

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, feature brick exposed wall, heated towel rail, recessed down lighters, shaver point, tiled flooring, there is plumbing and waste available for shower or bath to be installed if required.

#### Dining Room

12' 9" x 11' 5" (3.89m x 3.48m)

Double glazed window to front aspect, radiator.

#### Kitchen/Family Room

27' 7" x 23' 4" (8.41m x 7.11m)

A triple aspect room with double glazed windows to either side, three Velux windows and bi-folding doors to rear garden, part vaulted ceiling, recessed down lighters, central heating thermostat for under floor heating, re-fitted kitchen in a range of base, drawer and wall mounted units with complementing granite work surfaces and up-standers, integrated microwave, space and plumbing for American style fridge freezer, range style cooker, double Butler style sink with mixer tap, central island/breakfast bar with granite work surface, integrated dishwasher, under unit lighting, bi-fold doors to

#### Living Room

19' 4" x 12' 10" (5.89m x 3.91m)

Double glazed bay window to front aspect, coving to ceiling, two radiators, central feature fire place with inset wood burning stove and timber bressumer over.

#### Utility Room

11' 6" x 4' 11" (3.51m x 1.50m)

Composite double glazed door to side aspect, fitted in a range of base and wall mounted units, double utilities cupboard, Butler style sink unit with granite work surface and up-standers, space and plumbing for washing machine, recessed down lighters, tiled flooring with under floor heating.

#### First Floor Landing

Recessed down lighters, storage cupboard with radiator.

#### Principal Bedroom

13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed window to rear aspect, recessed down lighters, radiator, double built in wardrobe with hanging and shelving, restricted head height.

#### Dressing Room

Velux window, hanging, and shelving, recessed down lighters.

#### En Suite Shower Room

Velux window, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower enclosure with drench style shower head and hand held shower unit, extractor, recessed down lighters, double panel radiator, tiled flooring.

#### Guest Bedroom

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to front aspect, radiator, access to loft space, double built in wardrobe with hanging and shelving, restricted head height.

#### Guest En Suite Shower Room

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with drench style shower head and hand held shower unit, complementing tiling, radiator, tiled flooring, recessed down lighters, extractor fan.

#### Bedroom 3

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed window to front aspect, radiator, double built in wardrobe with hanging and shelving, restricted head height.

#### Bedroom 4

13' 5" x 10' 10" (4.09m x 3.30m)

Double glazed window to rear aspect, radiator, recessed down lighters, double built in wardrobe with hanging and shelving, restricted head height.

#### Family Bathroom

Fitted in a four piece suite comprising low level WC, vanity wash hand basin, free standing oval bath with mixer tap and shower attachment, shower cubicle with drench style shower head and hand held shower attachment, radiator, tiled flooring, Velux window.

#### Outside

The gravel drive way provides off road parking for a number of vehicles with double timber gates lead through to additional parking and the rear garden. The rear garden is laid to lawn with mature borders, patio seating area, outside power and lighting, enclosed by panel fencing and brick walling with a high degree of privacy. There is a **Detached Outbuilding** measuring 17' 0" x 12' 2" (5.18m x 3.71m) currently divided into two separate areas and would be ideal for further development such as an annexe (stpp)

#### Tenure

Freehold

Council Tax Band - D

Town-and-country

